

BEFORE THE UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY  
REGION III

IN THE MATTER OF:

) Renovation Property located at:

) 226 East End Ave

) Pittsburgh, Pa 15221

) Complainant's Name and Address:

) Jacqueline Njai

) Apt #2 (as above)

) Phone: 412-980-5746

) Status of Complainant:

) Circle One - Owner Tenant Other

DECLARATION OF I Jacqueline Njai \_\_\_\_\_,  
Complainant  
County of Allegheny \_\_\_\_\_  
Commonwealth/State of Pennsylvania \_\_\_\_\_

I/we, the undersigned declarant(s), state the following:

1. With respect to your written or oral renovation work agreement, responses for each of the following questions should be provided by circling or marking the appropriate answer:

- a. Did the renovation/remodeling work involve pre-1978 housing or a pre-1978 child-occupied facility?

YES NO UNKNOWN

- b. If yes, what year, to the best of your knowledge, was the housing or facility built? prior to '68

- c. Did the renovator/remodeler receive any form of compensation for the work?

YES NO UNKNOWN If yes, please explain:

The landlord said he hired him (one person)  
But I did not see a truck or  
business card.

d. Did the renovator/remodeler disturb more than 6 square feet of painted surface per room on the interior or more than 20 square feet on the exterior?

☒ YES ☐ NO ☐ UNKNOWN

e. Is the firm that performed the renovations EPA certified?

☒ YES ☐ NO ☐ UNKNOWN

f. Is the renovator who performed the work EPA certified?

☒ YES ☐ NO ☐ UNKNOWN

I asked & he said: "THE EPA HAS NOTHING TO DO WITH THIS!"

g. Did any of the following conditions apply to the renovation/remodeling work?

- Was this an emergency renovation? ☒ YES ☐ NO ☐ UNKNOWN
- Was it a lead abatement performed by a certified lead abatement contractor? ☒ YES ☐ NO ☐ UNKNOWN
- Was this certified lead-free housing? ☒ YES ☐ NO ☐ UNKNOWN
- Was this a zero-bedroom dwelling? ☒ YES ☐ NO ☐ UNKNOWN
- Was this housing for the elderly or disabled? ☒ YES ☐ NO ☐ UNKNOWN

2. During the renovation, were lead safe work practices followed? Please circle yes, no, or unknown for each activity:

- Were warning signs posted? ☒ YES ☐ NO ☐ UNKNOWN
- Were plastic containment barriers set up? ☒ YES ☐ NO ☐ UNKNOWN
- Were all objects in the work area removed or covered? ☒ YES ☐ NO ☐ UNKNOWN
- Were HVAC ducts in the area closed or covered? ☒ YES ☐ NO ☐ UNKNOWN
- Were windows and doors closed? ☒ YES ☐ NO ☐ UNKNOWN
- Were floors (interior) and ground (exterior) covered with plastic? ☒ YES ☐ NO ☐ UNKNOWN
- Was the work site properly cleaned after renovation? ☒ YES ☐ NO ☐ UNKNOWN

I put something down & on the refrig. & couch

3. During the renovation period, the following children resided on the property:

226 E. End Ave  
Apt 6

Name of Child

Neighbor

Date of Birth

I Don't know: Josh Brown 6-7 yr old moving into my apt on Aug 1.  
I met Josh & his son when they came to see it.

4. Was any occupant pregnant at the time the work was performed? YES ☒ NO

5. Were any lead hazards identified before, during or after the renovation work? ☒ YES  
☒ NO UNKNOWN

If yes, please explain and provide any supporting documentation:

Entire Wall  
I would rain in the apt. I put plastic over blisters

→ The walls became water logged; blistered

2010-2012  
I busted w/out pouring of Dust. I was told it was not lead - Wall inside blistered was silver metal.

6. Date contract was signed, or, date that agreement for renovation work was entered into orally: They came on 7/23/12 asked if they could fix window. 7/24. On 7/24 they scrapped kitchen

★ began renovations while I was sitting there w/o notice.  
Date of Contract/Date Agreement Reached for Renovation Work  
7. Date(s) of Renovation: 7/24/12 to 7/24/12  
incomplete Month Day Year Month Day Year

8. Describe the renovation/remodeling activities conducted:

THEY LANDLORD CAME IN WITH A PAINT CAN & SCRAPER  
The Guy had a ladder - unmasked. AND began  
scrapping w/o any precautions whatsoever  
with bare hands

9. Identify the location(s) of the work performed:

Kitchen / Living room  
Common Area ☐ Interior ☒ Exterior ☐

10. Indicate the type of housing renovated/remodeled:

Detached Single Home ☐ Townhouse/Row home ☐  
Common Area of Multi-Unit Building ☒ Apartment Unit ☒

11. Check any or all that were provided: None

Confirmation of Receipt of Lead Pamphlet ☐ Self-Certification Option ☐  
Mailing Option ☐ Renovation Notice (for common area or multi-unit housing) ☐

12. Please provide names, addresses and phone numbers of all contractors, subcontractors, companies or individuals that performed the renovation work:

Business  
called  
C.A. Bentz  
LLC.

I don't know the name of the landlord's  
handy man - But his is GARY BENTZ

412 4172484 C  
724-325-2530 H

3122 Carson Ave  
Murrysville PA 15668

Name: CA Bentz LLC

Address: 3122 Carson Ave Murrysville PA 15668

Phone: 724-325-2530 (412)417-2484

13. Did you receive a copy of a pamphlet entitled *Renovate Right* before signing a renovation contract or arranging to have work performed by a renovator/remodeler, or at any time from the renovator/remodeler? YES ☒ NO ☐ UNKNOWN ☐

If yes, when did you receive the pamphlet from the renovator/remodeler: before, during or after the work was performed? \_\_\_\_\_

14. Did the renovator/remodeler provide you with any type of notification information? YES ☒ NO ☐ UNKNOWN ☐

If yes, describe the information provided, and state whether the information was provided before, during or after the work was performed:

Not before, or during or after.

He stated he did not have to abate, it was not lead/mold when it was & got angry & retaliated when I reported him ~ Lawyer.

15. a) What method did you use to pay the renovator/remodeler: when I reported him ~ Lawyer.  
Check \_\_\_\_\_ Cash \_\_\_\_\_ Money Order \_\_\_\_\_ Other \_\_\_\_\_

I did not pay or ask him to come

b) How much did you pay in total? \$ 0

c) How much did you pay as a deposit? \$ 0

16. Do you have cancelled checks, receipts for payment, copies of money orders or other proof of payment to the renovator? YES ☒ NO ☐ I \_\_\_\_\_

If yes, and if you wish to do so, please enclose a copy or copies of receipts, cancelled checks, etc.

Additional Comments:

I told the Landlord not to do major kitchen renovations while I was there. He could have waited. He also wanted me to let the neighbor w/ 7 yr old move stuff into the apt but we both said no, not until I leave. I am not being evicted. I organized moving & paid rent until July 31, 2012 -

I/We certify that this declaration is true and I/we voluntarily submit it to the United States Environmental Protection Agency ("EPA") in connection with a matter within EPA's jurisdiction. I/We are aware that it is a violation of the False Statements Act, 18 United States Code § 1001, for us/me to knowingly or willfully make any false, fictitious or fraudulent statements or representations to the EPA, and such statements may be a federal crime.

\*\*\*Please provide a phone number where you may be reached: 412 980 5746

Complainant's Signature: X Jaqueline B. N. J. Date: 7-26-12

Complainant's Signature: X \_\_\_\_\_ Date: \_\_\_\_\_

Witness's Signature: X Lisa Boyd Date: 7-26-12

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION BELOW, OR PLEASE ATTACH ANY ADDITIONAL INFORMATION THAT YOU WISH TO SUBMIT TO THIS FORM.**

I Broke out. I suffer from extreme dry eyes. My eyes be burning when I walk up. I am always clearing my throat, coughing & gagging. I Spit out mucus. THIS HAS BEEN GOING ON for a while. I was told the was no lead dust, when it was. He was angry.

To deliberately Sweep into ducks is/was an assault on me and I got audio & video of him doing this.

Jacquelyn N'Jai  
PO Box 10133  
Pittsburgh, PA 15232  
(412) 980-5746

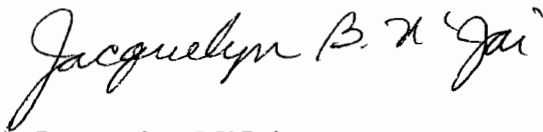
Connie and Gary Bentz  
CA Bentz LLC (Suite 201)  
3122 Carson Avenue  
Murrysville, PA 15668

Dear Connie and Gary:

April 19, 2012

I wanted you to know that I will take you up on your offer to get out of the lease. I have not found a place yet, but I will start looking again ASAP. As soon as I find one I will let you know. I'll move my belongings into storage and stay in a hotel until I find a place, if I cannot find anywhere to go in a month or two. So, let's say by the end of June or July I should be out. Please take note of my mailing address. You two take care.

Sincerely,

A handwritten signature in cursive script that reads "Jacquelyn B. N'Jai". The signature is written in dark ink and is positioned above the printed name.

Jacquelyn N'Jai



Circle  
Account Statement

1-888-910-4100

Please call us anytime for answers to your questions, account information, current rates or to update your address & phone number.

4 OF 4

Beginning June 13, 2012  
through July 12, 2012

Images for account XXXXXX333-4

JACQUELYN B BLAKE cash 531  
PO BOX 10123  
PITTSBURGH, PA 15227  
Date: 6-12-12  
Pay to the Order of: ~~Bank of America~~ Dollars 0  
Citizens Bank  
For: #200000477710 Jacquelyn B. Blake  
CO36076150C 621223333L 0531

531 06/09/2012 \$116.00

JACQUELYN B BLAKE cash 532  
PO BOX 10123  
PITTSBURGH, PA 15227  
Date: 6-14-12  
Pay to the Order of: ~~Bank of America~~ Dollars 0  
Citizens Bank  
For: Jacquelyn B. Blake  
CO36076150C 621223333L 0532

532 06/29/2012 \$20.00

JACQUELYN B BLAKE cash 534  
PO BOX 10123  
PITTSBURGH, PA 15227  
Date: 7-2-12  
Pay to the Order of: ~~Bank of America~~ Dollars 0  
Citizens Bank  
For: Jacquelyn B. Blake  
CO36076150C 621223333L 0534 0000100000

534 07/05/2012 \$1500.00

JACQUELYN B BLAKE cash 535  
PO BOX 10123  
PITTSBURGH, PA 15227  
Date: 7-1-12  
Pay to the Order of: CA Bente LLC  
Eight hundred & 10 Dollars 0  
Citizens Bank  
For: July Jacquelyn B. Blake  
CO36076150C 621223333L 0535

535 07/10/2012 \$800.00

JACQUELYN B BLAKE cash 537  
PO BOX 10123  
PITTSBURGH, PA 15227  
Date: 7-3-12  
Pay to the Order of: ~~Bank of America~~ Dollars 0  
Citizens Bank  
For: July & Aug Mo Payments Jacquelyn B. Blake  
CO36076150C 621223333L 0537

537 07/10/2012 \$85.00

Pd in full  
7/1 - 7/31/12



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION III  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029

UPS TRACKING # 1Z A47 55T 02 9425 1404

DATE: 07/24/2012

Ms. Jacqueline Njai  
226 East End Ave, Apt 2  
Pittsburgh, Pa. 15221

Dear Ms. Njai:

In response to your tip/complaint concerning renovations on the property in which you live, the United States Environmental Protection Agency (EPA) - Region III requests that you enclose your lease (if applicable), renovation contract, receipt for payment, any lead-based paint inspection documents that are available, any photographs or details regarding renovation activities that were performed on your property, and any medical results if you agree to release such documents. In addition, please complete the enclosed forms and place the completed forms and all documents in the enclosed UPS envelope and return them within 30 days. If a UPS drop-off box or center is not conveniently located, you can arrange UPS pickup at home or office by going to [ups.com](http://ups.com) or phoning 1-800-742-5877. If you need to send any additional information at a later date, please address it to:

SEE Inspector Mark D. Samolis  
U. S. EPA - Region III  
Land & Chemicals Management Division/  
Toxics Programs Branch  
1060 Chapline Street  
Wheeling, WV 26003-2995

If you have any questions, you may contact me at 304-231-0503, or you may contact Annie Hoyt, Lead Enforcement Coordinator at 410-305-2640. **If the requested information is not provided within 30 days, your tip/complaint will be closed.** Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Mark D. Samolis".

Mark D. Samolis  
SEE Inspector  
EPA-Region III

Enclosures  
Form 402c





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION III  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029

DATE: 7-23-2012

Ms. Jacqueline Njai  
226 East End St, Apt 2  
Pittsburgh, Pa. 15221

Dear Ms. Njai:

I have enclosed 2 complaint forms to fill out. One involves the renovation issue. The other is in regards to not properly notifying you in your lease of possible lead hazards in the rental property. Please send as much documentation and answer as many questions as possible.

SEE Inspector Mark D. Samolis  
U. S. EPA - Region III  
Land & Chemicals Management Division/  
Toxics Programs Branch  
1060 Chapline Street  
Wheeling, WV 26003-2995

If you have any questions, you may contact me at 304-231-0503, Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, which appears to read "Mark D. Samolis", is written over a horizontal line.

Mark D. Samolis  
SEE Inspector  
EPA-Region III

Enclosures  
Declaration form